

**602 GENERAL INDUSTRIAL ZONE (I.2)**1. Permitted Uses of Land, Buildings, and Structures

Subject to the provisions of Divisions Three and Four of this bylaw, the following uses and no others shall be permitted in the *General Industrial Zone (I.2)*:

- a. retail sales (including parts and accessories) of heavy equipment and machinery;
- b. service and repair including automobile wrecking and junk yards, bulk storage plants, contractors for general and heavy construction, machinery and heavy equipment repair, and the manufacturing, processing, and storage of:
  - chemical and allied products including compressed gases, disinfectants, gum and wood chemicals, insecticides, primer and plastics, and rubber;
  - food products including feed, flour, fruit, and grain;
  - machinery and transportation equipment or other products of like character and kind such as agricultural implements, boats, compressors, electrical machinery, engines, pumps, and turbines;
  - metal products including boilers and plates, fabricated and structural metals, and pipe tubing;
  - non-metallic mineral products or other products of like character and kind such as abrasive products, asbestos products; cement, plaster, lime, gypsum, and associated products; clay and clay products; concrete products or ready mix concrete; fibreglass products; rock, sand, and gravel; and stone products;
  - petroleum and coal products including asphalt, coal and tar products, coke, creosote, paving and roofing materials, and petroleum products;
  - synthetic fibres;
  - wood products including lumber and building materials, millwork products, plywood and veneer, poles, prefabricated and structural wood products, shingles, and wood preserving;
- c. uses permitted in the *Light Industrial Zone (I.1)*.

602 2. Floor Area

The dwelling unit shall have a minimum floor area of 60 square metres (645.8 square feet) and shall be an integral part of the principal building.

3. Height of Buildings and Structures

The height of buildings and structures shall not exceed 18 metres (59.05 feet).

4. Lot Area

Lots that are proposed to be subdivided within this zone shall have an area of not less than 1100 square metres (11,840 square feet) where the lot is serviced by community sewer and community water, and not less than 1 hectare (2.471 acres) where the lot is serviced with community water and septic tank.

Where a lot is a panhandle lot, that access strip or panhandle shall not be calculated as part of the minimum lot area.

5. Lot Coverage

Lot coverage shall be not greater than sixty percent (60%) of the lot area for all buildings and structures.

6. Lot Frontage

Lots that are proposed to be subdivided within this zone shall have a lot frontage of not less than 23 metres (75.46 feet) except that in no case shall the frontage of a lot fronting a highway be less than one-tenth of the perimeter of the lot.

7. Off-Street Loading

Off-street loading shall be provided and maintained in accordance with Schedule 'C', attached to and forming part of this bylaw.

8. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with the provisions of Schedule 'B', attached to and forming part of this bylaw, and the number of parking spaces required to be provided on a lot or lots, shall be determined by the use or uses being carried on on such lot or lots from time to time.

602 9. Setbacks:a. Exterior Side Yard

Where applicable, an exterior side yard free of all buildings and structures shall be provided with a depth of not less than 6 metres (19.68 feet), except that where a lot is separated from a lot in a *Residential* or *Rural* zone by a street, an exterior side yard free of all buildings and structures shall be provided with a depth of not less than 9 metres (29.53 feet) and except, in any event, where a greater setback is required pursuant to the provisions of Section 407 of this bylaw.

b. Front Yard

A front yard free of all buildings and structures shall be provided with a depth of not less than 6 metres (19.68 feet), except that where a lot is separated from a lot in a *Residential* or *Rural* zone by a street, a front yard free of all buildings and structures shall be provided with a depth of not less than 9 metres (29.53 feet) and except, in any event, where a greater setback is required pursuant to the provisions of Section 407 of this bylaw.

c. Rear Yard

A rear yard free of all buildings and structures shall be provided with a depth of not less than 3 metres (9.842 feet), except where a lot abuts a lot in a *Residential* or *Rural* zone or is separated by a lane therefrom, a rear yard free of all buildings and structures shall be provided with a depth of not less than 9 metres (29.53 feet).

d. Side Yards

Side yards free of all buildings and structures shall be provided with a width of not less than 3 metres (9.842 feet), except that:

- i. a side yard not flanked by a street, lane, or Residential or Rural zone may be reduced to nil, provided that the other side yard has a width of not less than 6 metres (19.68 feet); and
- ii. where a lot abuts a lot in a Residential or Rural zone or is separated by a lane therefrom, a side yard free of all buildings and structures shall be provided with a width of not less than 6 metres (19.68 feet).

e. (Water Bodies deleted by Amendment Bylaw No. 1475)

602 10. Other Requirements

- a. No business or undertaking shall be carried on on any lot or lots situated within this zone unless the following requirements are first met:
  - (1) the off-street parking requirements of Schedule ‘B’, attached to and forming part of this bylaw, applicable to the business or undertaking proposed to be carried on, are met;
  - (2) the proprietor or owner of such business or undertaking has obtained a licence for the carrying on of such business or undertaking where such licence is required to be obtained under the provisions of the *District of Coldstream Business Licence Bylaw* or the provisions of such other applicable statutes, bylaws, and regulations in force from time to time.
- b. Where practical, all permitted uses shall be housed completely within an enclosed building.
- c. Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, smoke, vibration, noise or glare; nor shall any activity be carried out which creates or causes a health, fire, or explosion hazard, electrical interference, or undue traffic congestion.
- d. Signage shall conform with the provisions of Schedule ‘E’, attached to and forming part of this bylaw, except where varied by a development permit issued by Coldstream Council in prescribed form.
- e. Screening and landscaping shall be provided in accordance with the requirements of Schedule ‘F’, attached to and forming part of this bylaw, except where varied by a development permit issued by Coldstream Council in prescribed form.
- f. A dwelling unit for the use of the owner, operator, or employee of the principal and permitted use shall be located either at the second storey level or behind the industrial premises, but being an integral part of these premises.
- g. A limited agricultural use shall not be permitted on lots smaller than 1 hectare (2.471 acres) and all buildings and structures used for limited agricultural use shall be provided with setbacks in accordance with the provisions of Section 601.9.e. and Schedule ‘G’, attached to and forming part of this bylaw (agricultural use).

- 602 10. h. With respect to service station use, the fuel pumps and accessory structures shall not be located closer than 35 metres (114.8 feet) from the centre line of a controlled access highway.
- i. Storage yards or areas shall not be permitted in a required front yard, nor in any required yard which abuts a lot in a *Residential* zone, or is separated therefrom by a street or main thoroughfare. (Amendment Bylaw No. 1613)